

UNOFFICIAL COPY

Prepared By:

Law Offices of Su J. Moon
830 S. Buffalo Grove Rd. Ste 106
Buffalo Grove, IL 60089

Mail Tax Bill to:

4970-86 N. Elston, LLC
4024 W Irving Park Road
Chicago, Illinois 60641

Mail Recorded Deed To:

William Brennan
Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, IL 60521

Doc#: 1934016130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/06/2019 11:51 AM Pg: 1 of 4

Dec ID 20191201661848
ST/CO Stamp 0-948-549-984 ST Tax \$1,550.00 CO Tax \$775.00
City Stamp 2-122-185-056 City Tax: \$16,275.00

SPECIAL WARRANTY DEED

CT
12/19/2019 11:00:23 AM
NSC Doc

Linda E. Yoo and Paul S. Yoo, as joint tenants, of City of Long Grove, State of Illinois ("Grantors"), for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 4970-86 N. Elston, LLC, an Illinois limited liability company, ("Grantee") all interest in the following described Real Estate situated in the County of Cook in the State of IL, described in EXHIBIT A, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, together with the matters described in EXHIBIT B hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Exceptions"), without re-imposing any of the foregoing.

To have and to hold the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions (without re-imposing the same).

Permanent Real Estate Index Number(s): 13-10-308-016-0000; 13-10-308-017-0000; 13-10-308-018-0000; 13-10-308-023-0000; 13-10-308-058-0000

Address(es) of Real Estate: 4970-86 N. Elston Ave., Chicago, IL 60630

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOTS 6, 7, 8, 9, 10, 11, 12, IN ISAAC W. HIGG'S SUBDIVISION OF LOT 8 AND PART OF LOT 7 LYING SOUTH OF A LINE THAT RUNS WEST FROM THE INTERSECTION OF LOTS 7 AND 8 WITH THE CENTER LINE OF ELSTON ROAD, IN J. REE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 17 IN ISAAC W. HIGG'S SUBDIVISION OF LOT 8 AND THAT PART OF LOT 7 SOUTH OF A LINE RUNNING WEST FROM INTERSECTION OF LOTS 7 AND 8 WITH CENTER LINE OF ELSTON ROAD IN REE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019 and subsequent years for PIN: 13-10-308-016-0000; 13-10-308-017-0000; 13-10-308-018-0000; 13-10-308-023-0000; 13-10-308-058-0000
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

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